

## SECTION 8.0

### MITIGATION MONITORING AND REPORTING PROGRAM

Public Resources Code, Section 21081.6 requires that mitigation measures identified in environmental review documents prepared in accordance with CEQA are implemented after a project is approved. Therefore, this Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure compliance with the adopted mitigation measures during the final plans and specifications and project construction phase of the Taylor Yard Park Development Project.

The California Department of Parks and Recreation (State) is the lead agency responsible for implementation of the mitigation measures identified in the MND. This MMRP provides the State with a convenient mechanism for quickly reviewing all the mitigation measures including the ability to focus on select information such as timing. The MMRP includes the following information:

- the phase of the project during which the required mitigation measure must be implemented;
- the phase of the project during which the required mitigation measure must be monitored;
- the enforcement agency; and
- the monitoring agency.

The MMRP also includes a checklist to be used during the mitigation monitoring period. The checklist will verify the name of the monitor, the date of the monitoring activity, and any related remarks for each mitigation measure.

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Phase <sup>1</sup>	Monitoring Phase <sup>1</sup>	Enforcement Agency	Verification of Compliance		
				Initial	Date	Remarks
AESTHETICS						
AES-1 Use technologies to reduce light emissions that include full cutoff luminaires and low-reflectance surfaces. Low-angle spotlights would also be used.	Final Plans and Specifications	Construction; Operation	California Department of Parks and Recreation			
AES-2 Reduce the height of the outdoor light fixtures where possible to reduce light trespass and pollution.	Final Plans and Specifications	Construction; Operation	California Department of Parks and Recreation			
AIR QUALITY						
AIR-1 All construction vehicles shall be properly maintained and operated.	Construction	Construction	California Department of Parks and Recreation			
AIR-2 Aqueous diesel fuels shall be used in all construction equipment, where feasible.	Construction	Construction	California Department of Parks and Recreation			
AIR-3 Diesel oxidation catalysts shall be used in all construction equipment, where feasible.	Construction	Construction	California Department of Parks and Recreation			
AIR-4 The following measures shall be incorporated into the project to minimize emissions of fugitive dust, including PM <sub>10</sub> and PM <sub>2.5</sub> : <ul style="list-style-type: none"><li>Land disturbance shall be minimized to the extent feasible.</li><li>Haul trucks shall be covered when loaded with fill</li></ul>	Construction	Construction	California Department of Parks and Recreation			

<sup>1</sup> The Implementation and Monitoring phases are broken down into four categories: Final Plans and Specifications, Pre-Construction, Construction, and Operation. "Final Plans and Specifications" indicates that the mitigation measure must be incorporated into the final approved design, plans, and specifications for the project. "Pre-Construction" refers to measures that are required prior to the start of construction. "Construction" refers to all aspects of project construction, including, but not limited to, site preparation, paving, material hauling, and construction of new facilities. "Operations" includes all measures that must be implemented during routine operations of the park.



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<p>material.</p> <ul style="list-style-type: none"> <li>Surfaces of dirt piles shall be stabilized if not removed immediately.</li> <li>Paved streets shall be swept at least once per day where there is evidence of dirt that has been carried from the project site.</li> <li>Disturbed areas that will not be paved as part of the proposed action shall be revegetated to prevent soil erosion.</li> </ul>						
<p><b>AIR-5</b> During high wind conditions (greater than 25 miles per hour), the following measures shall be incorporated into the project to minimize emissions of fugitive dust:</p> <ul style="list-style-type: none"> <li>Cease all earth-moving activities or apply water to soil not more than 15 minutes prior to moving such soil.</li> <li>For disturbed surfaces to be left inactive for several days, apply water with a chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of 6 months; or apply chemical stabilizers prior to wind event; or apply water to all unstabilized disturbed areas three times per day; or utilize a combination of these actions.</li> <li>For unpaved roads, apply chemical stabilizers prior to wind event, or apply water once per hour during active operation, or stop all vehicular traffic.</li> <li>For open storage piles, apply water once per hour, or install temporary coverings.</li> </ul> <p>For paved road track-out, cover all haul vehicles, or comply with vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads.</p>	Construction	Construction	California Department of Parks and Recreation			

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BIOLOGICAL RESOURCES						
BIO-1 To compensate for the impacts to the isolated areas of freshwater marsh (approximately 1.3 acres) and disturbed riparian woodland (approximately 1.7 acres), the native plant species in these communities lost via site development should be incorporated into features of the proposed buildout. The area of the earthen-bottom channel, or river ox-bow, proposed in the project design, and other features incorporated into the natural parkland area, shall provide a minimum 1:1 compensation for the marsh and riparian woodland areas impacted. To the extent feasible, individual willows, cottonwoods, and other native tree and shrub species should be salvaged and re-planted into appropriate areas onsite.	Final Plans and Specifications	Construction	California Department of Parks and Recreation			
BIO-2 Should tree removal or grading operations occur during the breeding season (generally March 1-August 31, as early as February 1 for raptors) for migratory nongame native bird species, weekly bird surveys would be performed to detect any protected native birds in the trees to be removed and other suitable nesting habitat within 300 feet of the construction work area (500 feet for raptors). The surveys would be conducted 30 days prior to the disturbance of suitable nesting habitat by a qualified biologist with experience in conducting breeding bird surveys. The surveys would continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the City/State would delay all clearance/construction disturbance activities in suitable nesting habitat or within 300 feet of nesting habitat (within 500 feet for raptor nesting habitat) until August 31 or continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) shall be	Final Plans and Specifications	Construction	California Department of Parks and Recreation			



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postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel would be instructed on the sensitivity of the area. The results of this measure would be recorded to document compliance with applicable State and Federal laws pertaining to the protection of native birds.						
<b>HAZARDS AND HAZARDOUS MATERIALS</b>						
<b>HAZ-1</b> Prior to earthwork and construction activities on Parcel D, the State and the City shall submit the project grading plans to DTSC for concurrence that the project is cleared for recreational development and is consistent with approvals described in the <i>Explanation of Significant Differences for Union Pacific Railroad Company – Taylor Yard – Sale Parcel Site- Hump Yard Area</i> (January 30, 1998). Approval to proceed with the recreational development on Parcel D shall be documented in writing.	Construction	Construction	California Department of Parks and Recreation			
<b>HAZ-2</b> During project construction, soil sampling shall occur on a weekly basis in areas of heavy ground disturbance to ensure that construction workers and future park users are not exposed to contaminated soil. Samples will be screened for petroleum hydrocarbons, soluble lead, volatile organic compounds (VOCs), and semivolatile organic compounds. If soil contamination levels are encountered that exceed regulatory standards, grading activities in the area(s) of contamination shall be halted until appropriate remediation measures are identified and approved by DTSC.	Construction	Construction	California Department of Parks and Recreation			
<b>HAZ-3</b> If contaminated soils are encountered during construction, operations shall be stopped in the vicinity of	Construction	Construction	California Department of Parks and Recreation			

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the suspected impacted soil. Surface samples shall be analyzed using appropriate collection and sampling techniques. Once an area of contamination is identified, soils shall be segregated, sampled, and tested in order to determine the appropriate disposal and treatment options. If the soils exceed the applicable screening criteria established by the RWQCB or are classified as hazardous (according to Resource Conservation and Recovery Act [RCRA] and CCR Title 22), soils shall be hauled to a Class I landfill or other appropriate soil treatment and recycling facility.						
<b>HAZ-4</b> If groundwater is encountered during project grading or construction activities, construction shall be halted in the area until appropriate dewatering or avoidance measures are identified. If dewatering is required, the applicant shall procure a permit from the RWQCB for treatment and disposal of groundwater and shall comply with all provisions of the permit.	Construction	Construction	California Department of Parks and Recreation			